

Route 28 Station – South Study

Working Group Meeting #11
L.L. Coates ES @ 7 PM, Wednesday 03-16-11

Meeting Notes

Vice Chair Intro: Jeff Fairfield

- Meeting summaries approved.
- Jennifer Bonnette announced that she will be leaving the County in May.

Discussion on Land Use Concepts:

- Limiting residential in the study area could hamper developing a healthy mix of uses and environment. What do we want this station area to really be? Granted, additional residential will increase school enrollment.
 - Demographics are changing against past trends; families are moving into multi-family units.
- Would a 60 non-residential/40 residential split be a good balance to test with?
 - This would be applied to the whole study area.
 - It would be a long and complicated road to provide a 1:1 ratio. Reston Town Center is still having difficulty in creating a perfect balance.
- The Plan should allow for redevelopment of affordable housing as long as the number of affordable dwelling units are carried over and possibly increased.
- This is the least congested of the four Dulles stations, and yet other areas are planning bolder.
 - But we should not allow our boldness to hamper out transportation infrastructure.
- The Plan should be based on population needs in the future, what you want to encourage and what will need to be addressed.
- What direction should the group take with this?
 - 15% increase, or replicate the CIT model, or what is proposed in Herndon and Reston (2-4 FAR).
- This should not be a second-tier station to the others.
- Staff needs to establish performance standards, such as trip neutrality.
- We have to have the transit options to move people around if you want higher density.
- Future proffers could provide funding and/or initiate new transit services in the area.
- We could have an overall square foot ceiling, like what was proposed once for Tysons Corner.
- We could use a flip chart for the next meeting to list priorities of what we want in each area and begin to formulate a testing model.
- Staff asked to email the Reston group's Vision and Planning Principles.
- Reality is, this study area is not the only TOD in the County, and we should plan for what demand will really need.
 - We cannot know which station will take off and which will not. We have to incentivize each one for the most potential as feasibly possible.

- This study area is nearly half the size of Tysons Corner, and that has to be taken into consideration. All projects are mixed-use but self-contained. We should try to use the introduction of rail to create a connection between areas to have a better functioning community?
- Could a pedestrian friendly environment between all four major development projects and the station be accomplished? It will take dollars that depend on the market and conditions.
- At the next meeting we will look at a 3 FAR within the ¼ mile radius and 2 FAR within the ½ mile radius, identify principles, character issues, and priorities, discuss a main street connection, and how we can allocate density.
- The working group voted for a preferred metro station name of “Dulles Gateway,” and “Herndon-Dulles” as a second option.